

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: Worthington

2. Location: Brenford Road and Rabbit Chase Road, Smyrna, Delaware

3. Parcel Identification #: DC-00-28.00-01-(28.04, 28.00, 31.00) 4. County or Local Jurisdiction Name: Kent

5. Owner's Name: Preston G. Burris & Francine A. Burris; The Estate of Louise M. Lamberta c/o Francine A. Burris & Lisa Espinoza

Address: 3549 Brenford Road

City: Smyrna

State: DE

Zip: 19977

Phone: (302) 653-8397

Fax: N/A

Email:

6. Applicant's Name: Worthington Properties, L.L.C. & Handler Investment Partners, L.L.C.

Address: 5169 W. Woodmill Dr., Suite 10

City: Wilmington

State: DE

Zip: 19808

Phone: (302) 999-9200

Fax: (302) 999-9257

Email:
rfox@handlerhomes.com

7. Engineer/Surveyor Name: Becker Morgan Group, Inc. C/o Gregory V. Moore, P.E.

Address: 738 S. Governors Avenue

City: Dover

State: DE

Zip: 19904

Phone: (302) 734-7950

Fax: (302) 734-7965

Email:
gmoore@beckermorgan.com

8. **Please Designate a Contact Person, including phone number, for this Project:** J. Michael Riemann (302) 734-7950

Information Regarding Site:

9. Area of Project(Acres +/-): 103.50

10. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☒ Community ☐ Developing ☐ Environmentally Sensitive ☐ Secondary ☐ Rural

11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." N/A

12. Present Zoning: AC (Kent County)

13. Proposed Zoning: R2-A (Smyrna)

14. Present Use: Farmfield

15. Proposed Use: Residential

16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: N/A

17. Comprehensive Plan recommendation:

If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☐

Kent ☒

Sussex ☐

Suburban ☐

Inside growth zone ☒

Town Center

Suburban reserve ☐

Outside growth zone ☐

Developing

Other ☐

Environ.

Sensitive Dev. District ☐

Low Density

18. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: Tidewater

What is the estimated water demand for this project? 173,700 gallons per day

How will this demand be met? Contract with Tidewater

19. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: Kent County

20. If a site plan please indicate gross floor area: N/A

21. If a subdivision: ☐ Commercial ☒ Residential ☐ Mixed Use

22. If residential, indicated the number of number of Lots/units: 579 +/- Gross Density of Project:
5.6 +/- Net Density 8.6 +/-

Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

23. If residential, please indicate the following:
Number of renter-occupied units: unknown
Number of owner-occupied units: unknown

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☒ First-time homebuyer – if checked, how many units

☒ Move-up buyer – if checked, how many units

☒ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: +/- 0% Proposed Use: % of Impervious Surfaces: 25%
Square Feet: 8,000 Square Feet: 25 acres

25. What are the environmental impacts this project will have? We do not anticipate any negative environmental impact

How much forest land is presently on-site? None How much forest land will be removed?
N/A

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area?
☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes
☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ☒ No

Are the wetlands: ☐ Tidal Acres
☐ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☐ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☒ No

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☒ No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?
☐ Yes ☒ No

If yes, please list name: N/A

30. List the proposed method(s) of stormwater management for the site: Collection via a closed stormwater system. Management/Discharge via S.W.M. ponds

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Combination of swales, storm drain system, and infiltration.

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

31. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? 3 +/-Acres Square Feet

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Combination of passive open space and stormwater management.

Where is the open space located? Please see attached plan.

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☒ Yes ☐ No If "Yes," what are they? Agricultural preservation is located along a portion of northern property line. Please see attached plan.

33. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they? Developer will fund on-site water, sewer, utilities, and streets.

34. Are any environmental mitigation measures included or anticipated with this project? ☐ Yes ☒ No

Acres on-site that will be permanently protected N/A

Acres on-site that will be restored N/A

Acres of required wetland mitigation N/A

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed We will adhere to the guidelines as determined by the Kent Conservation District.

Buffers from wetlands, streams, lakes, and other natural water bodies N/A

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☐ Yes ☒ No Not at this time.

36. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 4,517 trips per day.

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 1%

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. 2 Entrances on Rabbit Chase Road (2 lanes @ 18') & 2 entrances on Brenford Road. (2 lanes @ 21')

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program?
☐ Yes ☒ No

39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. Property to the north and east are currently being developed. We will consider making connections.

40. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☒ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☐ Yes ☒ No

41. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No
 If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
☐ Sites (archaeological)
☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☒ Yes ☐ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

☐ Yes ☒ No

If yes, please List them: N/A

44. Please make note of the time-line for this project: Unknown at this point.

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

CISA Espinosa
 Signature of property owner or contract buyer

3-20-04
 Date

Francine Abunio
 Signature of Person completing form
 (If different than property owner)

3-20-04
 Date

M. Victor Bump

3/20/04

Amelia Jain
 SIGNATURE OF PERSON COMPLETING FORM

3/22/04

Dover

738 S. Governors Ave.
Dover, DE 19904
Ph. 302.734.7950
Fax 302.734.7965

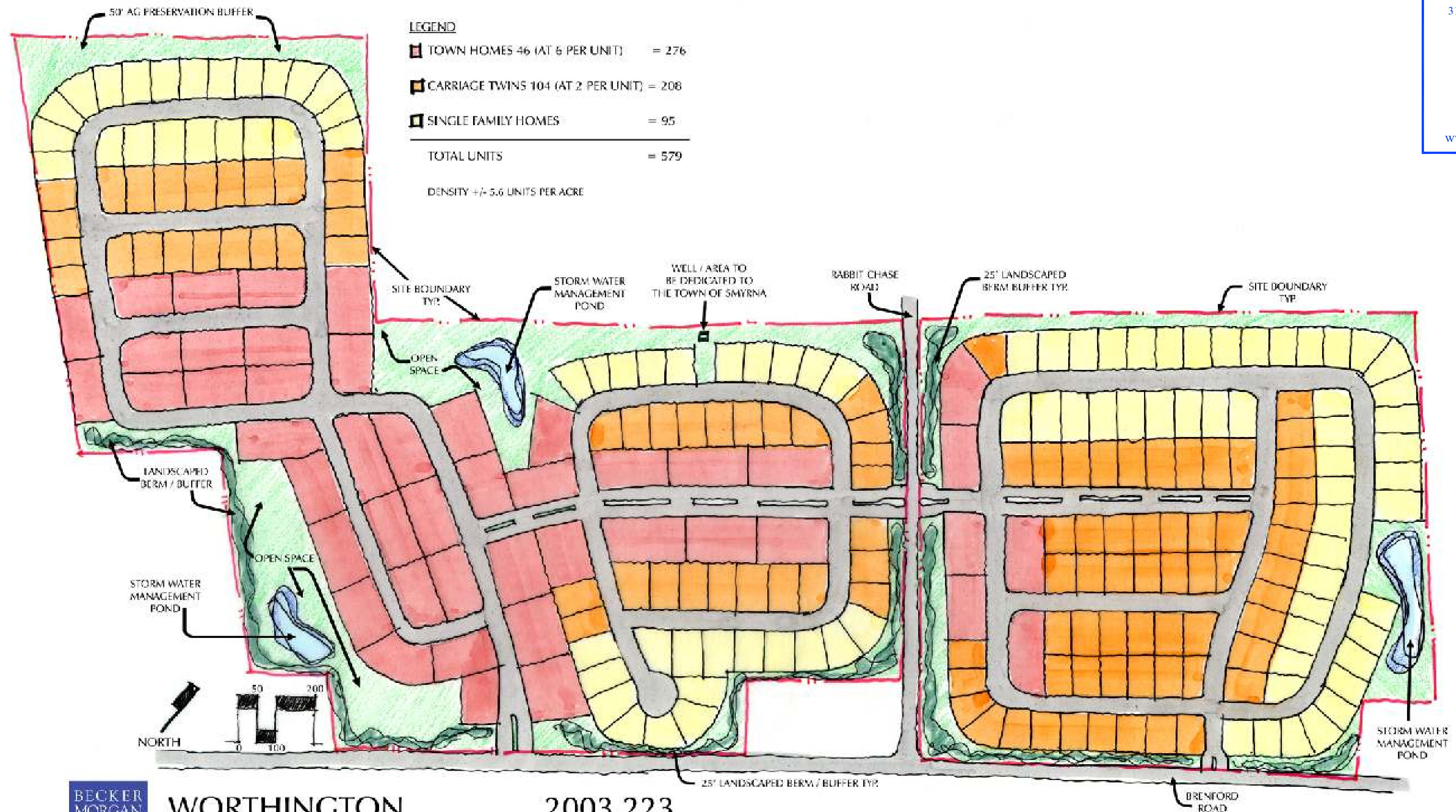
Salisbury

312 West Main St. Suite 300
Salisbury, MD 21801
Ph. 410.546.9100
Fax 410.546.5824

Wilmington





307 A Street
Wilmington, DE 19801
Ph. 302.888.2600
Fax 302.888.2427

www.beckermorgan.com








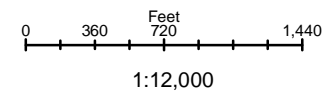
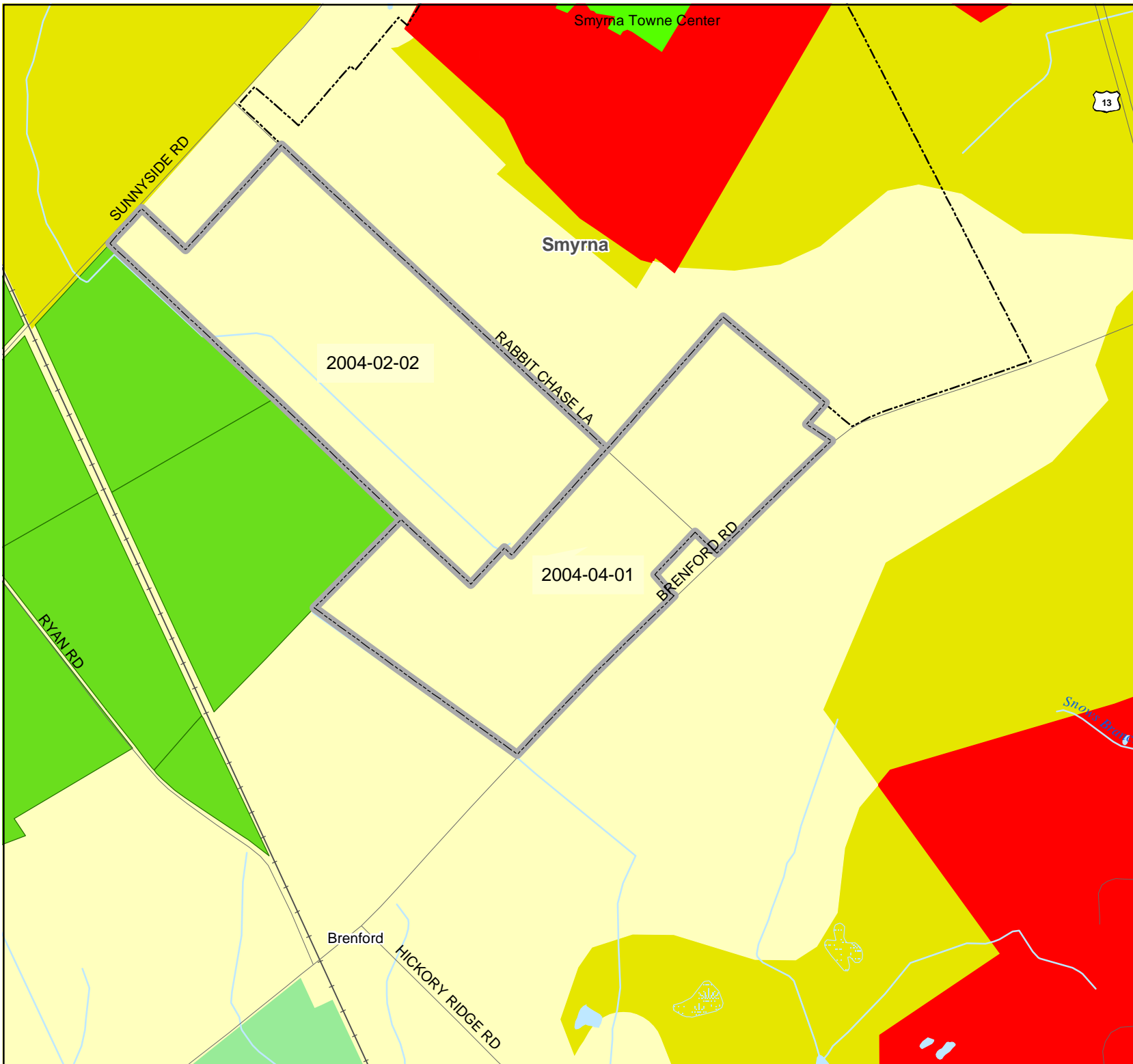
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Worthington
2004-04-01

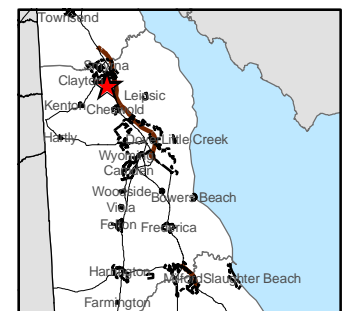
-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights

State Strategy Level

-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural



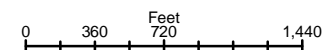
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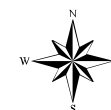
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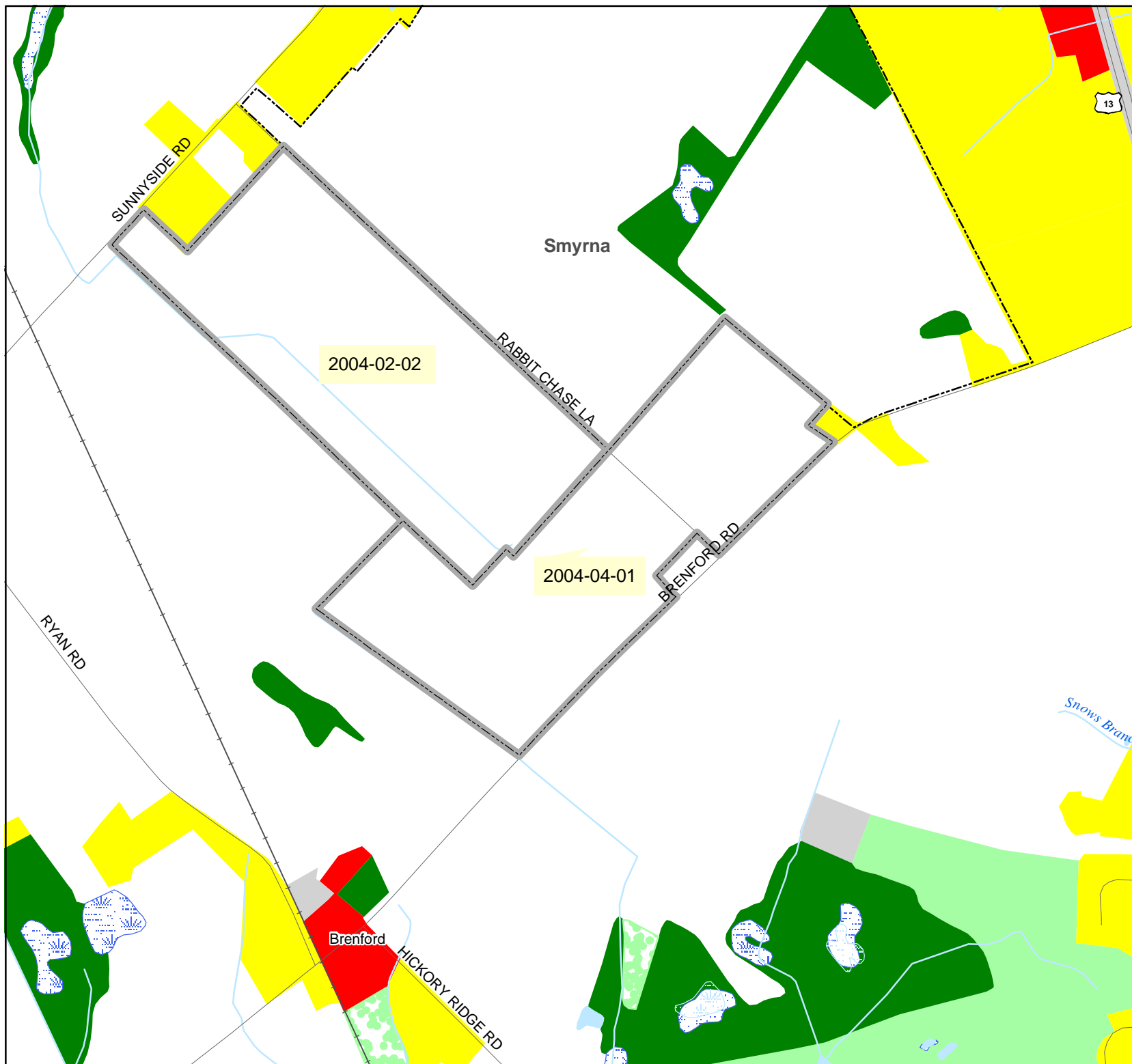
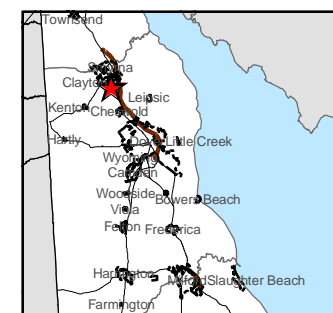
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:12,000



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Worthington
2004-04-01

2002 False-Color
InfraRed Orthophotography

 Project Area
 Municipalities



0 360 Feet 720 1,440

1:12,000



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